

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MARCH 16, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, March 16, 2005, at the Township Municipal Building by Larry Smith.

Present: Jim Connor, Chris Eckert, Dick Rodenbach, Larry Smith, Dave Gordon, Engineer Chris McDermott, Attorney Tim McManus and Planning Director David Albright.

Absent: Dave Johnson and Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Dave Gordon.

Minutes. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to approve the minutes of the February 16 meeting, as distributed. (5-0)

Submittals:

Moretz, George (Subdivision & Annexation) Robert Beers, P.L.S. Engineer McDermott has reviewed this plan for completeness and recommended to the Commission it be accepted for review. On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to accept this plan. (5-0) (Plan date 10/26/04) (Received 2/22/05)

Pocono Community Bank. (Minor Subdivision/Lot Line Adjustment) RKR Hess Associates. Nate Oiler was present on behalf of this plan. There are two different approvals being requested. First, they are proposing taking ½ acre from the adjoining property to add to their lot as a lot line adjustment so they can meet their sewage requirements. Second, a land development plan for the construction of the bank. Engineer McDermott has reviewed both plans for completeness and recommended to the Commission they be accepted for review. On motion made by Chris Eckert, seconded by Dave Gordon it was voted to accept both plans for review. (5-0) (Plan date 3/1/05) **(SEO comments: waiver obtained from Supervisors and testing completed, no planning module required)**

Sherwood Forest Lots 615 & 616 (Lot Line Adjustment) B.T.T. Associates, Inc. Engineer McDermott has reviewed this plan for completeness and recommended to the Commission it be accepted for review. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to accept this plan for review. (5-0) (Plan date 2/26/05) (Received 3/3/05) **(SEO comments: testing complete)**

Plan Review:

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. A request was made to table this plan for tonight On motion made by Chris Eckert, seconded by Dave Gordon it was voted to table this plan. (5-0)(Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03-3/16/05) (*Open-ended waiver signed 1/21/04*) **(SEO comments: testing complete planning module ready for approval)**

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. A request was made to table this plan for tonight. On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-3/16/05) (*Open-ended waiver signed 10/1/04*) **(SEO comments: no testing required)**

Effort Mini Storage Phase II (Preliminary & Final Land Development) Niclaus Engineering. Marv Walton was present on behalf of this plan. The Engineer's comment letter dated 3/15/05 was reviewed. It was noted that the E&S plan needs to be approved by the Conservation District. After a brief discussion, on motion made by Jim Connor, seconded by Chris Eckert it was voted to conditionally approve this plan with the Engineer's comments dated 3/15/05 being addressed as well as the storm water delineation and calculations, a list of the shrubs being proposed on sheet 4 of 6 and grass being shown in the front yard area. (5-0) (Plan date 10/5/04) (Received 10/5/04) (Accepted 10/20/04) (Tabled 12/15/04-2/16/05) (*Open-ended waiver signed 12/15/04*) **(SEO comments: existing system including tanks and lift stations should be shown on the plan)**

Calderone, Joseph (Minor Subdivision) Lawrence bailey P.E. No one was present on behalf of this plan tonight, therefore, on motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to table this plan. (Plan date 10/8/04) (Received 11/4/04) (Accepted 11/17/04) (Tabled 12/15/04-3/16/04) (*Open-ended waiver received 2/1/05*) **(SEO comments: testing completed, planning module incomplete.**

Wentz, Jessica (Preliminary Land Development Plan) Keystone Consulting Engineers. The Engineer's comment letter of 3/16/05 was reviewed. It was noted that the E&S plan needs to be approved by the Conservation District. This property is located on the official map and Planning Director David Albright recommended a meeting with the Board of Supervisors at a work session. Several outstanding issues are that the storm water needs addressing; Atty. McManus stated the deed book reference is missing from the plan and the owner's statement must be signed and notarized. On motion made by Jim Connor, seconded by Chris Eckert it was voted to conditionally approve this plan with the Engineer's comments dated 3/16/05 being addressed; Atty. McManus items one & two of his 3/14/05 comment letter and to include tree-planting species on sheet 2 of 3. (5-0) (Plan date 11/22/04) (Received 11/24/04) (Accepted 12/15/04) (Tabled 1/19/05, 2/16/05) (Revised plans submitted 3/7/05 for review) (90-day 3/15/05) (*Open-ended waiver received 2/15/05*) **(SEO comments: testing complete)**

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. It was asked to table this plan tonight. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05) (*Open-ended waiver was received*) **(SEO comments: test results under review, no planning module submitted.)**

Paradise Estates (Preliminary Conservation Subdivision) Niclaus Engineering. Marv Walton was present on behalf of this plan. A brief discussion ensued and it was suggested the issue of the trails and detention basin open space go before the Board of Supervisors and the road connecting to Sonya Lane is also a big issue. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05) (Revised plans submitted 3/1/05) (*Open-ended waiver was received*) **(SEO comments: testing under review in relation to new plan, no module submitted)**

Jackett & Kramer (Land Development Plan) George Fetch. No one was present on behalf of this plan, therefore, on motion made by Dave Gordon, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 2/4/05) (Received 2/1/05) (Accepted 2/16/05) *90-day review ends 5/17/05* **(SEO comments: reserve area testing required, flows have not been submitted)**

Emerson Chase Subdivision. (Preliminary Major Subdivision) Boucher & James, Inc. Chris Borger was present from LTS, and Doug Holmstead was present from Boucher & James on behalf of this plan. They are looking to transfer 38 lots, which is currently under review with the Zoning Officer Walter Hansen and the Engineer Chris McDermott. There was a question on how to tie in Forest Road with the new subdivision. It was the recommendation of the Commission to make no improvements, except for a gate to use as a right-of-way only. The Commission also recommended the trail system be constructed as per the sketch dated 3/16/05 with no waiver required. Mr. Holmstead requested a waiver for the four basins not be constructed with a stone bed. Engineer McDermott recommended approval. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to recommend the basin waiver be granted to the Board of Supervisors. (5-0) Chris Borger went over the details of the water system and touched on the sewage system. On motion made by Dave Gordon, seconded by Dick Rodenbach it was voted to table this plan tonight. (5-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) revised plans submitted 3/9/05 for review. (Waiver 60-day 11/19/03) (90-day 2/11/04) (60-day 5/19/04, 8/15/04) (90-day 10/16/04, 1/13/05) (60-day 3/14/05, 60-day 5/14/05) revised 1/30/04, 2/11/04, and 3/9/05) (Tabled 1/21/04- 3/16/05) **(SEO comments: planning modules under review)**

Sketch plan:

Bush, Zachrey. (Sketch plan). Brought in a current plan and asked the Commission about subdividing and fronting on a street (paving?) or can they access from a private street (stone?). A brief discussion ensued and they were referred to page 10-2 of the SALDO and suggested to seek the advice of the Board of Supervisors.

LTS 5-lot subdivision adjacent to Whispering Woods. (Sketch plan) Bill Hopkins was present on behalf of this plan. His plans showed three different scenario's of how to design the lots to fit in with the road structure. The Commission recommended scenario #3 where the roads all connect.

Business from the Planning Commission. Note on 3/21/05 at 4:00 p.m. there will be a site walkover on Paradise Estates and Kern & Yanovich properties.

Planning Module Approval. None.

Plans to be signed. Lots 12&13 of the Whispering Woods development, they were signed on 4/04; however the date was eliminated, so they needed to be resigned and dated.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to adjourn at 10:00 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary